013.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	914,700 / 914,700
					USE VALUE:	914,700 / 914,700
					ASSESSED:	914,700 / 914,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13	-15	DOROTHY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SZYMANSKI WYTEK
Owner 2:	BEZBORODNIKOVA INNA
Owner 3:	
Street 1:	13 DOROTHY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SZYMANSKI WYTEK -
Owner 2:	-
Street 1:	13 DOROTHY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,938 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 2672 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4938.000	455,500	4,700	454,500	914,700
Total Card	0.113	455,500	4,700	454,500	914,700
Total Parcel	0.113	455,500	4,700	454,500	914,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.33 | /Parcel: 342.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 10277
GIS Ref
GIS Ref
Insp Date 02/22/18

!1270!

PREVIOUS ASSESSMENT

Parcel ID 013.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	455,600	4700	4,938.	454,500	914,800	914,800	Year End Roll	12/18/2019
2019	104	FV	351,200	4700	4,938.	482,900	838,800	838,800	Year End Roll	1/3/2019
2018	104	FV	350,500	4700	4,938.	352,200	707,400	707,400	Year End Roll	12/20/2017
2017	104	FV	328,200	4700	4,938.	306,800	639,700	639,700	Year End Roll	1/3/2017
2016	104	FV	328,200	4700	4,938.	261,300	594,200	594,200	Year End	1/4/2016
2015	104	FV	291,400	4700	4,938.	255,700	551,800	551,800	Year End Roll	12/11/2014
2014	104	FV	291,400	4700	4,938.	210,200	506,300	506,300	Year End Roll	12/16/2013
2013	104	FV	303,600	4700	4,938.	200,000	508,300	508,300		12/13/2012

PRINT

Date	Time
12/10/20	16:55:03

LAST REV

Date	Time
04/19/18	14:15:49

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1270

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SZYMANSKI WYTEK	37108-559		11/20/2002	Family	99	No	No		
REZENDES MARY H	26859-495		11/26/1996		275,500	No	No		Y

USER DEFINED

Prior Id # 1:	10277
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/22/2018	MEAS&NOTICE	BS	Barbara S
4/2/2009	Meas/Inspect	189	PATRIOT
10/23/1999	Inspected	163	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	163	PATRIOT
9/4/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4938		Sq. Ft.	Site		0	80.	1.15	1									454,513						454,500	

Total AC/HA: 0.11336 | Total SF/SM: 4938 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,513 | Spl Credit | Total: 454,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04296398
Const Adj.:	0.98000199
Adj $ / SQ:	173.758
Other Features:	104937
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	660106
Depreciation:	204633
Depreciated Total:	455473

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

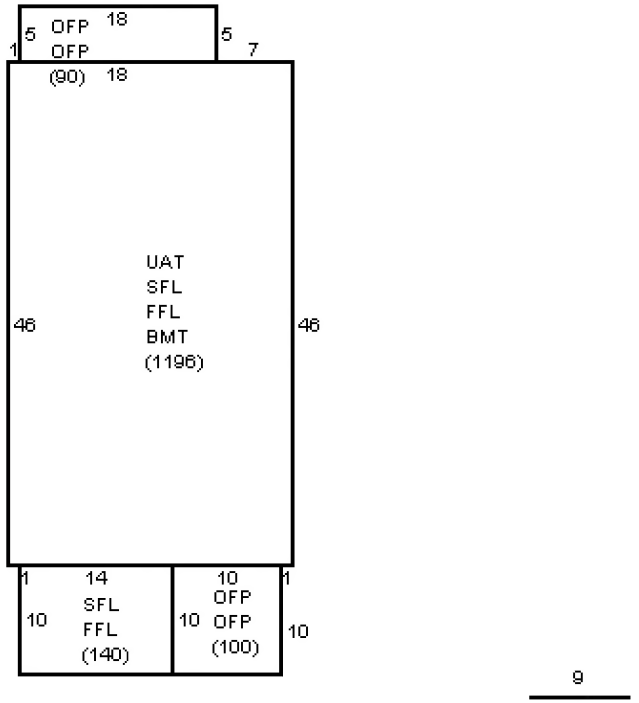
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.76
Special Features:	0	Val/Su Net:	100.18
Final Total:	455500	Val/Su SzAd	170.47

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,336	173.760	232,141
SFL	Second Floor	1,336	173.760	232,141
BMT	Basement	1,196	52.130	62,344
OFP	Open Porch	380	20.430	7,762
UAT	Upper Attic	299	69.500	20,781

Net Sketched Area:	4,547			Total:	555,169
Size Ad	2672	Gross Are	5444	FinArea	2672

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1930	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc